

A black and white line drawing of a surveyor wearing a hard hat and a collared shirt, looking through the eyepiece of a theodolite mounted on a tripod.

Professional Land Surveyor

211 N.W 109th AVENUE




SUIT # 502

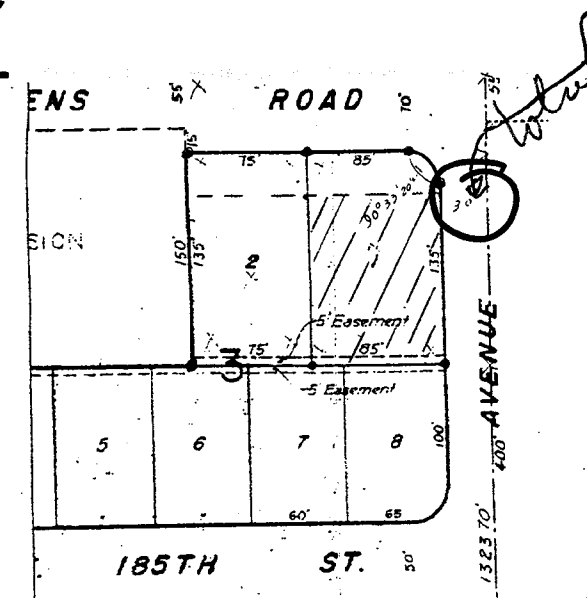
MIAMI FLORIDA, 33172.

TEL: (305) 480-1258

BEEPER: (305) 880-8198

FAX: (305) 480-1258

A = ARC
B.M. = BENCH MARK
B.O.B. = BASES OF BEARINGS
BR = BEARING
C = CALCULATED
 = CATCH BASIN
CBS = CONCRETE BLOCK STRUCTURE
CH = CHORD
C = CENTER LINE
ML = MONUMENT LINE
CONC. = CONCRETE
CL = CLEARANCE
UTP = UTILITY POLE
N&D = NAIL AND DISC
F.F. ELEV. = FINISHED FLOOR ELEVATION
Δ = CENTRAL ANGLE
DH = DRILL HOLE
MH = MAN HOLE
OUL = OVERHEAD UTILITY LINES
EL = ELEVATION
E.M. = ELECTRIC METER
E.M.H. = ELECTRIC MAN HOLE
E.T. = ELECTRIC TRANSFORMER
ENC. = ENCRoACHMENT
SIP = SET IRON PIPE
FIR = FOUND IRON PIPE
FIR = FOUND IRON ROD
OLF = CHAIN LINK FENCE
TYP = TYPICAL
R = RADIUS
FD = FOUND
F = FOUND
 = FIRE HYDRANT
M = MEASURED
POB = POINT OF BEGINING
G.M. = GAS METER
FN = FOUND NAIL
POC = POINT OF CURVATURE
PT = TANGENCY POINT
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE
POC = POINT OF COMMENCEMENT
SIR = SET IRON ROD
(R) = RECORDED
 = WOOD FENCE
WM = WATER METER
WV = WATER VALVE
N = NAIL
OS = OFFSET
T = TANGENT
CH, BR = CHORD BEARING
DME = DRAINAGE AND MAINTENANCE EASEMENT
MAINTENANCE EASEMENT
LME = LAKE MAINTENANCE EASEMENT
CME = CANAL MAINTENANCE EASEMENT
UE = UTILITY EASEMENT
RE = RESIDENCE



LEGAL DESCRIPTION:

Lot 1, in Block 3, less North 30.09 Feet "of RIVERDALE", according to the Plat thereof as recorded in Plat Book 44, at Page 71, of the Public Records of Miami -Dade County, Florida.

CERTIFIED TO:

Roy Lustig , Trustee.2390 Gardens,L.L.C.

PROPERTY ADDRESS:

Vacant Land

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (underground).
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) This survey is to be used exclusively as aid to obtain Title Insurance. No other warranties are hereby extended.
- 12) Boundary By Occupation

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 61G17-6 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

REC-04-57
FEB 20 2004

ZONING HEARINGS DEPARTMENT
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

472,027, issued October 1990
and belief.
H SURVEYOR'S SEAL

Karl F. Kuhn
Karl F. Kuhn

Professional Surveyor # 5953
State of Florida.

DATE OF FIRM:10-17-95

PANEL NUMBER: 083

COMMUNITY NUMBER:120635

SCALE: 1"=30'

BASE FLOOD ELEVATION: 6.0'

FIRM ZONE:AE

SUFFIX: K

JOB No.: 02-0121

REVISÉ: K.F.K.

DATE: 03/15/02

DRAWN BY: **M.A.**

SHEET 1

OF 1